From:	Danny Mapili - WPD-C
To:	Joshua Hill
Cc:	Mark Stadsklev - WPRA; Marcus Witowski - WPRA; Edwin Lopacki; Anton Porter; Terry Lamb Sr.; Carrie Anderson
Subject:	FERC Funding Requirement and Award Schedule.
Date:	Wednesday, November 23, 2016 10:39:17 AM
Attachments:	FERC HQ 5 Ph Cons.pdf FERC Construction Schedule October 2016.pdf

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Josh,
Reference my email below showing the 6/1/2017 start of Phase 1, I have requested the Lessor a Construction Schedule from Balfour to reflect the 6/1/2017 start of phase 1(B). I may have send this to you already. But if not, I have attached below as well.

There are couple of days variance between my schedule and Balfour's, and it could be the holidays, etc.

But since Balfour will be running the job, (our schedule is for our forecast), we will use and go by Balfour's.

In Balfour's schedule below, only phase 1 are expanded, and phase 2 to 6 are rolled up. The start date of each of the phase is the move of that floor into the swing space on the 4th floor. The actual construction date is 20 days after the start date as shown in the schedule (Balfour's).

Based on the construction start date for each phase, GSA needs to issue an award 2 months prior to the construction start date. This will enable us to properly notify the Lessor and the GC, and be able to keep the subs in this job for the succeeding phase. GSA needs the RWA at least 30 days from the award date.

We understood from prior conversation that FERC cannot guarantee the timing of the funding. But we need to establish something between GSA and the Lessor to hold the pricing from the bids, and minimize other costs impact. If FERC is not able to meet the required date for the RWA, FERC has to give us the best guess date for the RWA submission, so we can work something out with the Lessor to still hold the price in the bids. If depending on how far the RWA date submission from the date required, and if there will be costs impact, we will let you know of these things so we can discuss the best approach at that time. In my separate email sent last week, I have elaborated (best guess) some impacts. Some may apply, and all may apply, but we don't really know all the impacts until we know WHEN we get the RWA's funding, and how far are we from when we should received the RWA's.

Below is the Award schedule for each of the phase that GSA will propose based onthe 6/1/2017 start of phase 1(B).

FERC HQ

Award Schedule

	Phase	Amount of Award	Date RWA Required	Date Award Required	Construction Start
	Pre-construction	$1,169,772.00		11/16/2016	
FY 17	Phase 1	$6,598,265.00	3/5/2017	4/5/2017	6/5/2017
FY 17	Phase 2	$6,278,464.00	8/6/2017	9/6/2017	11/15/2017
FY 18	Phase 3	$5,434,702.00	2/7/2018	3/7/2018	5/2/2018
FY 18	Phase 4	$10,387,169.00	7/22/2018	8/22/2018	10/16/2018
FY 19	Phase 5	$10,695,558.00	12/3/2018	1/3/2019	4/2/2019

The Award amount is based from the actual costs for each phase. I will update the Funding Plan that will reflect how much will be paid from the TI allowance, and how much RWA amount is required for each phase.

We can have a short call or a in person meeting, if you'd like to discuss further.

But please let me know of any questions ahead of the meeting.

Thanks,

Danny C. Mapili
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P 202-219-0376 | M 703-678-8289

---------- Forwarded message ----------
From: **Danny Mapili - WPD-C** <danny.mapili@gsa.gov>
Date: Thu, Oct 13, 2016 at 12:09 AM
Subject: Re: FERC HQ: Project Schedule
To: Joshua Hill <Joshua.Hill@ferc.gov>
Cc: Carrie Anderson <Carrie.anderson@ferc.gov>, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov>, "Terry Lamb Sr." <Terry.Lamb@ferc.gov>, Logan Gallagher - WPIC <logan.gallagher@gsa.gov>

Josh,
Please see the 2 schedule per our meeting:
1. original 5 phase with anticipated 6/1/2017 start of Phase 1

2. Requested 7 phase breaking the 2 floors from the original phase 4 and 5

For the Final Costs, we are still negotiating on the general conditions and logistics. we're hoping to wrap this towards the end of next week and anticipating award of phase 1A by the end of October.

Thanks

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